

This detached house is situated in a highly regarded residential area consisting of similar style houses and within walking distance of the High Street, Leisure Centre which has a swimming pool, The Primary and Secondary schools are both just a few minutes walk from the property. The town offers a wide variety of facilities including national supermarkets, hotels, independent shops, restaurants, pubs, coffee shops, and fast food outlets. Dingwall benefits from regular bus and train services to both north and south and Inverness is an easy commute by car.

No. 9 is a detached 1½ storey property which was built in 1965 with the upstairs extension added some 40 years ago. The rooms are all generously proportioned and there is ample storage. The property would now benefit from modernisation and redecoration. There are pleasant gardens to both the front and back, also boasting views over the Cromarty Firth and the surrounding hillsides. There is a a single garage which has power and light and a driveway which can accommodate two cars. This attractive property has plenty of potential and would provide an ideal family home.

Directions: On entering Dingwall from Maryburgh you will go through three sets of traffic lights, continue on past the Tesco Store on the right and turn left at the next set of lights, travel to the top of the hill and turn right, Take the first right into Churchill Drive then turn left. No. 9 is at the end of the road on the right hand side

If using the What3Words app enter:

///flotation.update.liner

Services: Mains electricity, water and drainage.
Council Tax— E
A Home Report is available on request
To arrange a viewing call Middleton Ross on 01349 865125
Monday to Thursday 9am - 5pm & Friday 9am - 4.30pm
Email: property@middletonross.co.uk

Whilst the foregoing particulars are believed to be correct they are issued for the guidance of interested parties only. Measurements in particulars are only approximate and floorplans are indicative only and not to scale. The sellers do not bind themselves to accept any or the highest offer. The sellers reserve the right to accept a suitable offer at any time without setting a closing date. A closing date for offers may be fixed and prospective purchasers are advised to have their interest noted through their solicitor to the selling agents. Any formal offer should be made in writing through a Scottish solicitor, sent to our Dingwall office and emailed to property@highlandhomes.co.uk.

Floor coverings, curtains and blinds and Kitchen appliances are included in the sale. The mention of appliances and services does not imply that they are in full and efficient working order.




HIGHLAND HOMES
by Middleton Ross

FOR SALE



9 Churchill Drive, Dingwall, Ross-shire, IV15 9RD

Offers Over £290,000

- Entrance Hall
- Lounge
- Kitchen
- Dining Room
- Bathroom
- Five Bedrooms
- Study
- Landing
- Shower Room
- Oil Fired Central Heating
- Double Glazing
- Gardens to Front, Back and Sides.
- Garage
- Driveway
- Quiet Location
- Close to Schools
- EPC Rating Band E

01349 865125
highlandhomes.co.uk

REF 43



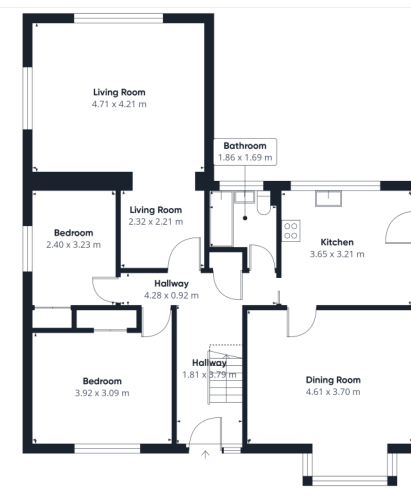
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9 Churchill Drive, Dingwall, Ross-shire, IV15 9RD

Offers Over £290,000

Detached 1½ storey house surrounded by a beautiful garden close to the schools and centre of town.



Ground Floor



First Floor

Approximate
Floor Area
163m²